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## FOR SALE

**Unit D, Block 4, Westpark 26, Chelston, Wellington,  
Somerset, TA21 9AD**

- Excellent communication within one mile of Junction 26 of the M5 motorway.
- Situated on Somerset's premier business park.
- High quality unit suitable for a variety of uses.
- Electronically operated roller shutter door and allocated parking.
- Unit totalling 1,743 sq ft. to include a mezzanine store.

**Guide Price £195,000**

## Location

Westpark 26 is a substantial 40 acre business park strategically located adjacent to the established Chelston Business Park in Wellington, Somerset.

The business park fronts the main A38 Taunton to Exeter Road and has immediate access to the national road network via J26 of the M5 motorway within half a mile. The town is benefitting from established ongoing commercial and residential development.

Wellington has a population of approximately 12,000 and whilst providing a thriving town centre with good communications it offers a pleasant working environment.

## Description

Westpark 26 is the M5 corridor's premier business park which includes occupiers such as Howdens, Toolstation, Screwfix, Dulux Decorator Centre, Anytime Fitness, McDonalds and a Costa Drive Thru. The unit benefits from the following features:-

- Suitable for a number of industrial, workshop, office, and trade counter uses.
- Designated forecourts and parking.
- Minimum eaves height of 5.50m
- Electrically operated roller shutter door and separate pedestrian access.
- WC.
- Mains water, drainage, gas and three phase electricity.

## Floor Areas

Having measured, we calculate the gross internal area to be as follows:-

Ground Floor	84.37 sq m	908 sq ft
Mezzanine	77.74 sq m	837 sq ft
Total	162.11 sq m	1,743 sq ft

## Business Rates

The valuation office website shows the premises to have a current rateable value of £8,700

Small Business Rates Relief will be applicable to some occupiers with a rateable value less than £15,000. Interested parties should make their own enquiries to the local authority to ascertain the rates payable.

## Estate Management Charge

The unit is subject to an estate management charge currently levied at approximately £0.20 per square foot for landscaping and general upkeep of the common areas of the business park.

## Energy Performance Certificate

The unit has an Energy Asset Rating of C(69). A full copy of the EPC is available upon request.

## Terms.

This property is available Freehold with vacant possession at a guide price of £195,000.

## VAT

We are advised the property is registered for VAT, therefore VAT will be payable on the rent and estate management charge.

## Viewing

Strictly by appointment with sole agents:-

Joseph Hughes / Zack Dennington

Greenslade Taylor Hunt

9 Hammet Street,

Taunton, Somerset, TA1 1RZ

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## Important Notice

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